

January 29, 2015

To: Planning Commissioners

From: Jennifer Cusmir, Deputy City Clerk

Subject: Public Comments and Questions Submitted via the City's Website

The following are comments and questions submitted by the public via the City of Maple Valley's online *Comprehensive Plan Update Public Comment and Question Form*, starting Thursday, January 22, 2015 through Thursday, January 29, 2015.

These comments and questions will be included as part of the official meeting minutes of the February 4, 2015 Planning Commission Meeting. In addition, the questions and staff responses will be linked to the City's website, www.maplevalleywa.gov.

Questions

Q: What is modal transportation?

A: Multimodal transportation refers to the availability of transportation options within a system or corridor whether it be walking, bicycling, driving, or transit.

Q: Will the formal annexation process for Rainier Ridge be started after the 2015 Comp Plan is submitted or before it is submitted?

A: The Rainer Ridge annexation was formally started in September 2014 with a letter from the property owner to City Council stating their "Intent to Annex," as required by state law. Because the area needs to be given a Comprehensive Plan designation and assigned pre annexation zoning (R-6), this will not occur until after the City has completed review and update of the current Comprehensive Plan in the 2015 cycle.

Comments

Comments are show as submitted.

Edina Kecse, I am writing to express my concerns regarding rezoning the Brandt Property, the White Property and the parcel by Safeway that currently holds the Storage facility to residential use.

I am concerned because of the city's short and long term needs.

The long term goal of the city is financial stability. We need funding not only for "basic" services but the other services that would improve life in this town (like a community center, more ball

fields, a town center, and activities). Residential properties just cannot pay enough taxes to support these things. I agree with the presentation that we heard on December 17th and with the economic development goals that were discussed at that meeting. Especially goal #3: utilize undeveloped land for job centers. The city needs living wage jobs. If we rezone these places the city is not going to have any land left for those businesses. Some say they haven't come to Maple Valley, and they will never do. I do not know whether that is true. But I do know if you rezone and we build houses there, that's a final decision you cannot take back. That way you would taken away even the chance for those businesses to come to Maple Valley.

This committee's job is to look into the future and look at the big picture. You are making a decision that will effect people who will live in this town even 20 + years from now.

In addition, you cannot completely ignore the need of the current residents. We are here now. Our kids are in schools now. In portables that are almost falling down. We don't offer more full day kindergarten classes because we have no more space. We have 27 kids sitting in 1st and 2nd grade because there is no more room. Drivers are sitting in our cars now on the roads, starting to wait at Rock Creek Elementary to get onto Highway 18. That is the reality of this town.

There is a huge responsibility on your shoulders. Please don't take away the chance from the future of this town by rezoning more land to make it residential and don't make plans that our infrastructure cannot handle.

Rudi Alcott, As a homeowner on the now defunct Elk Run Golf Course (22041 SE 277th ST), I purchased this home as it was on a golf course and wanted the amenities that come with living there. I have talked to a couple of realtors in the Maple Valley market and they assess that the lost value of my house to be in the \$30,000 range due to the closing of the course. While I understand progress has its consequences, I would ask that you consider the following recommendations so that I, as a homeowner, do not become encumbered with additional loss of property value due to inevitable changes that will occur with the vacant property.

The new comp plan and zoning map shows the golf course behind my house to be rezoned from parks, rec and open space to R-6.

Policy LU 8.2 allows townhomes in R-4 to R-12 zoning. I ask to change this to R-8 and R-12, which should be better situated to accommodate this more dense housing style.

Policy LU 8.3 is specific about allowing townhomes on the golf course property, away from power lines and wetlands. I ask that this be more specific and to locate them on the eastern portion of the golf course lands where there is better access and fewer road and traffic constraints.

Policy LU 8.4 states that a public trail is being proposed through the new Regional Learning and Tech Center toward the land behind my house. I ask that you consider this trail to take a northern route, along the old holes 9-11.

L. Greg Magone, P.E., I am fully opposed to the new apartment complexes that are proposed in the plan update. The main reason is because our roads are overcrowded because we are a small bedroom community. I am stuck in rush hour traffic leaving Maple Valley starting at 5:30 AM, which is extremely early for dense traffic. All afternoon/evening we are stuck in traffic. We need increased road capacity before building more units for people to live.

Lisa Macrina, I think a multi-unit project by Safeway is not a good plan for our city. Our schools and roads are already overcrowded.

Laura [No Last Name Provided], If more homes are to be built we need to start lobbying the county to get 169 widened first. The people of MV will suffer if our infrastructure needs aren't met before 900 more cars are added to our roads. Also more emphasis is needed on the residents already here, in providing reasons for all the families to stay in town and spend money here. Let's create a way for our town to earn money beyond the one time amount gotten for a new house.

Anna U'Ren, It is very unclear to me why the City did not present ANY information last night on the commercial tax revenue vs. that of single and multifamily homes (which was presented). Last week the consultant for the Planning Commission (Who has been hired to help guide them with the Comprehensive Plan) had said that all the taxation information would be laid out for the Commissioners next meeting so that they could make informed decisions on the impending zoning and rezoning issues. I realize that the commercial taxation is not very simple due to specifics too long to discuss here. That said, it was very frustrating, and possibly neglectful to omit this information entirely.

Three of the Commissioners asked for this information multiple times.

At the end of the meeting last night, the consultant said the Commissioners were to start deliberation next week. I have since heard that meeting has been cancelled. It is my hope they will receive this information prior to the next scheduled meeting!

Mrs. U'ren requested that the following be included with her comment: She does appreciate the work the Commission, City Council, and the City staff are doing on the Comprehensive Plan.

Beth Williams, My biggest concern is development before having roads to support growth. Just getting out of Our neighborhood has become terrible and I fear the addition of, especially, apartments or large home communities would add more than our roads are able to handle. I'm concerned over balance of nature and homes. I support growth but believe building /upgrading road infrastructure should come first. Witte road needs traffic control and pedestrian help along entire stretch.

Laura Mitchell, Kudos for opening up to comments for those of us unable to attend city planning meetings! I am surprised to see proposals being entertained of any sort of condensed housing (apts or condos) seeing as we are already in such a bad state of crowding in our schools, please don't add to the problem! Indoor and Outdoor recreation for the existing residents would be really beneficial ie YMCA, splash park or a community center with activities. I love living here and would love to stay if it fits my families needs!

Heather Ballard, While thoughtful, sustainable growth can be a good thing for Maple Valley, I have serious concerns about the impact that said growth will have on our schools, roads and natural areas.

Even with a new high school and 2 converted elementary schools the schools located in the heart of Maple Valley will be greatly impacted by the addition of new multi-unit housing/family homes.

My family chose to live in Maple Valley because of the natural beauty and proximity to the Cascade Mountains and Seattle. We don't want our community to turn into another Covington. Not that Covington is a bad place, but we chose Maple Valley for a reason. We appreciate a healthy balance of amenities that also includes trees, trails and water and were very saddened when the land near us in Maple Woods was bulldozed for a new housing development that will bring in more families and children. My daughter attends a very crowded Glacier Park

Elementary School. Where are these children going to go to school when the classrooms are already over capacity???

Though the new Trader Joe's is closer to me, I still have to drive to other communities to do the bulk of my shopping. Fred Meyer is the ONLY local grocery store that I use. I regularly shop at PCC, Target and REI in Issaquah, Costco in Covington and Trader Joe's in Kent. I would love to see some healthier/progressive options for grocery stores and restaurants in Maple Valley and I know that I am not the only person that has the same thoughts.

Jan Siesser, I know this makes absolutely no difference to the city, but ... it breaks my heart that the deer and other wildlife living in that area will have no where to go. We've been narrowing their living space and this will completely remove it. Also, the road leading out of this area is already too busy during peak hours. Another 400 homes and traffic would be ridiculous. It's too bad the property owners (and i know them) wouldn't create larger lots for the homes - thus building fewer.

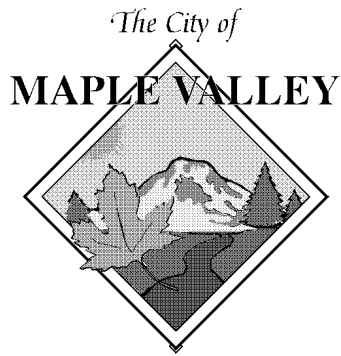
Jill Zappe, Our family moved to Maple Valley almost 11 years ago and we have watched it grow and develop in many wonderful ways. We love this city and don't want to see this property developed because it is a lovely gateway to our community with the trees and beauties. When I think of this property having businesses on it, right next to the existing homes in Valley Green and Valley Meadows, I cringe. I am not completely opposed to having homes built on the proposed residential areas, but feel they should be on bigger lots which would provide for fewer homes. Our schools and streets and highway 169 are WAY OVERCROWDED. If we continue adding all these new homes, it will only drive my family away from this lovely city that we have brought 4 children into! I grew up in Federal Way and am well aware of how strip malls and overcrowding of apartments creates a transient population which brings with it all sorts of mischief and issues. That city handled its growth terribly. I also am reminded of Puyallup. Have you driven Meridian lately? It is wall-to-wall filled with strip malls and the road is overcrowded!

Please keep my opinion in mind when reviewing what to do with this parcel.

Rachel Winship, Please, please no more houses, apartments etc!!! Traffic is already crazy, and we don't have the infrastructure for it.

Marcy Rice, Having more apartments will impact the already high numbers at our schools. My six year old daughter has 26 students in her class. That is not acceptable. I teach in another district & I only have 21 students in an elementary class. Having more apartments will also increase the traffic. There are not big jobs here & it will not encourage big companies to come. Big companies have offices in the big cities for many reasons. It takes me 45 minutes to get home & 30 of those minutes are on 169 entering the area. I know there are money issues for the city, but there has to be another way to budget better. Not change our way of life. Also, I have heard the argument of having the apartments so we can have a cool place for younger people without families. That is just a try at selling this to us. Young people don't want to live here. They want to live where there are lots of things to do like at the landing or issaquah highlands. In addition they want to be close to work.

Thank you for working on the right solution for our city.



February 12, 2015

To: Planning Commissioners

From: Jennifer Cusmir, Deputy City Clerk

Subject: Public Comments and Questions Submitted via the City's Website

The following are comments and questions submitted by the public via the City of Maple Valley's online *Comprehensive Plan Update Public Comment and Question Form*, starting Thursday, January 29, 2015 through Thursday, February 12, 2015. Since the launch of the Public Comments and Questions Form on January 21, 2015, the City has received 30 submissions.

These comments and questions will be included as part of the official meeting minutes of the February 18, 2015 Planning Commission Meeting. In addition, the questions and staff responses will be linked to the City's website, www.maplevalleywa.gov.

Questions

None

Comments

Comments are show as submitted.

Kristy Pachciarz, 1). One of the reasons that we chose to live in Maple Valley is because of the small community feel. I realize that the City may need to generate revenue, but the continued growth/re-zoning/new development is NOT the answer. Apartment complexes are not the answer. Our roads and schools are at capacity. Please reconsider all the new development.

2). A benefit to our community would be a stronger Parks & Recreation Dept., with more programs/offerings.

Chris MacGregor, The biggest question I have is when these developers build these apartment buildings where will the cars go ? We are talking over 1 thousand extra cars for the professionals (ha) who will be moving here and then leaving every day due to there being no jobs in MV not unless Fred Meyer pays a living wage ? Also where will the children be placed in our ever growing school district ? Will we be turning more cafeterias into class rooms ? Why not just get rid of the gyms also ? I am sad that I have to talk in this manner but obviously the city is just not listening to the people who pays their nice salaries .we do not want to become a Covington or a Kent if they were such desirable places how come people do t want to live there ? If we carry on in the direction we are going the house prices will fall and so will the decent quality people who

Live here as they will want to move out to a place that cares about families and schools and not just a city whose only concern is their pension fund .

Merina Hanson, I support rezoning the White property for retail, but do not believe additional housing in the form of apartments is the right use for that area. Traffic in this location is already far too heavy and this problem has no easy solution anytime soon. Kids walk to shops and back and home from the activity buses this way. Adding apartments and the associated massive increase in daily trips will make this area complete gridlock and unsafe for walking. The surrounding neighborhoods are already dealing with increased cut through traffic. Schools are crowded and the closest school could not handle the increase in students until many years down the road. It is an ideal location to add some great retail space and the city should preserve it for that... that would be true forward thinking versus following developer whims. Think of what is best for the community, not the developer. The additional housing is not necessary to make it a success for retail. Don't squander this prime property.

Jennifer Kennedy, How is building a Town Center on the Legacy Site, going to improve human health and decrease our carbon footprint. This plan is obviously to aid developers, not residents. I don't want the forest on the Legacy site, which provides our school and communities with tons of clean air, to be reduced to a grid of apartments and businesses, (more traffic and air pollution) with a little tiny patch of grass for the community to gather on. The Forest is our Legacy and our health and we should do what we can to preserve it. We already have our retail area and apparently it needs more homes to survive, but we don't have the roads to support it. We need a balance between development, infrastructure, and preservation. Right now there is too much development, not enough infrastructure, and not enough land conservation and preservation of ecosystem. I'm sorry, but this plan is not the answer. I like the old plan for The Legacy Site better. It was more respectful of our community. I heard there is going to be a vote on this plan tomorrow. I would ask for more public comment before voting this in.

Hilary Willis, I am for carefully planned residential growth as well as balanced commercial growth. But before any of this happens, the roads need to be improved and lanes widened through the 169 corridor. The traffic congestion is already at its maximum. Adding additional homes and people will prove an overload to our infrastructure.

Andrea Sloan, The only thing maple valley builds is houses. No wonder our roads and schools are insanely overcrowded. The worst part of most people's commute is getting through maple valley. If you really think you need to build something a YMCA or similar facility would be perfect for this community. Maybe even a movie theater. We need places for our youth to go and things for them to do instead of getting into mischief or hanging out at McDonald's. More housing would be detrimental to our schools and roads. I am 100% against it! As a teacher of 15 years here in MV I see first hand how the students suffer from over-crowding. Let us catch up and finish building our new schools to manage our current student load before adding more students. There is no where for them to go.

Tallie Menzie, I am highly concerned with the proposed actions on the legacy site. I am strongly against changing the bond from 50% public use. I understand it's a gem of a property and will be developed but please let Maple Valley stay a gem and keep the 50% restriction.

I am in support of generating business to help us fiscally as a city. I am in favor of growth but preserve the integrity of the city. PLEASE don't turn us into strip mall city.

Timothy and Alice Fosler, We have lived in Maple Valley for almost 7 years! Traffic was horrible then and is worse today! This plan does not specifically address road and traffic congestion. We are already stuck in traffic backed up on 169 from the 405 through to 4 corners! Witte Rd is backed up to 516 through 169 as well! We need you to make road and traffic revisions before anymore building of homes occurs!

Ralph Simmons, Maple Valley needs more infrastructure in terms of roads and traffic congestion issues before adding more houses. Let's fix the problem before making it worse just to increase the tax base....

Rosa Simmons, Please add traffic, roads, etc to the plan before you rezone for more houses!!

Patrick Davis, Just to weigh here: I would prefer to limit the single and multi family housing and concentrate more on improving transportation(bus) and roads for existing residents and bringing in more "different" businesses for a longer term income to the city. Maybe more businesses that have higher paid jobs to offer the residents of Maple Valley so they can live and work in Maple Valley.

I found the transportation, when I was working in Seattle, to be woefully inadequate.

Holly Cornelison Hopla, My family and I are relatively new residents, so we are not fully aware of all of the zoning plans (we try to follow online as best as is possible), but I just wanted to share my impressions since it seems you are open to hearing them. First of all, Maple Valley has such potential to be a truly beautiful place in which to live and (for us) raise families. We were drawn here by extended family and friends, and now having lived here (and seeing the planning going on), we do have some observations: 1. There are a ton of families. The schools are overcrowded (ridiculous numbers). YET, aside from playing outside (which I am all for---we moved here partly for that reason), there does not seem to be a huge emphasis on "things for families to do". Gathering places. Cafes for parents so they can either meet friends or get some work done while their children play. Places for teens to come together safely and constructively. It's strange to me that "The Best Place to Raise Kids in WA" really does not have the infrastructure to richly support families growing up. Why not put in some things that would keep people HERE spending their money on their kids? Instead, we drive to Kent, Auburn, Issaquah, Bellevue, even Seattle to provide opportunities for our children to be exposed to "culture" beyond the beautiful physical surroundings that are here? 2. On the thought of culture: where is the center of it? Where is the community children's choir? A community theatre company? Swim team? Arts Festivals? Even a children's "museum" of sorts like in Factoria (which would feed #1 as well)? 3. I feel it would be so nice to make a greater effort to expand this area by also not doing away with what makes it beautiful. Perhaps writing in some "stricter" standards for developers when they do start developing? Change is good, growth can be good . . . but we do not need to abandon what makes this place special to do it. It could be so charming were there to be rules that govern the changes so that not everything looks like a strip mall. Where is the "quaintness"? It could have that were some attention to detail to go into the planning. I go to the library about once a week and MARVEL at it. I go there just to be in the environment---so beautifully reflecting BOTH contemporary and honoring the place in which we live which is surrounded by trees. So humbling, but modern, clean, aesthetically pleasing. 4. There are some really run down parts of

this town that make it look like no one cares. The disconnect is so strange and creates this sort of hodgepodge.

I think overall that it seems like the town doesn't know what it wants. What image does it want to reflect? Thriving community of family-friendly citizens who work and play together? Old, run-down town that relies on the businesses that have been here forever with no impetus to change with the times? Pit stop on the way to Mt. Rainier to buy pizza at Little Caesar's, Papa Murphy's, Farelli's, Frankies, MOD, Gino's (COULD THERE BE ANY MORE PIZZA PLACES IN THIS TOWN WITHIN ROCK-THROWING DISTANCE OF ONE ANOTHER?! I mean, really . . . it's comical and does not appear well-thought-out) A town that values the health of its residents by providing restaurants and services that are healthy AND family-friendly?

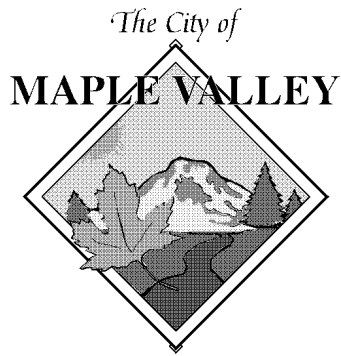
We've not been here very long, and I want to stay for a long time (we really considered many options before living here). However, time will tell if we are able to make the long-term commitment. If growth means truly digging in and providing rich and diverse opportunities for the residents who already live here (rather than bringing in a bunch of 400 unit apartment complexes with no services or roads to accommodate the giant increase in residents), then it may TRULY be a great place to raise kids. My children are young and I want them to grow up with a respect for nature along with the diversity and challenge that comes from a community that values their growth. That means not just putting in more nail salons and greasy spoon fast food restaurants and big box stores. For us, that means providing more opportunity to be with the other members of the community in a meaningful way. Right now, it's almost impossible to find out what goes on in this community unless you know someone who knows something . . . it's hard to get a finger on the pulse of the community because there is a heavy reliance on word of mouth. If one is new to a community, that is a rough welcome mat. We're getting there, but we hope it can improve by providing services and infrastructure that supports growing families---and not just adding more students to the already busting/overburdened schools by building more housing without more family-friendly services.

Thank you SO MUCH for giving us a chance to be heard. We are really working to learn as much as possible in this community, and we appreciate the opportunity to share thoughts and impressions. We believe Maple Valley could be an extremely sought-after place, but some work needs to be done to ensure its future as a thriving, well-rounded community.

Joy Stramer, Legacy Needs to be preserved as it was intended for an oasis for the City/ RESIDENTS as it is close proximity to Lake Wilderness and in the Rock Creek Basin. Have all proper required studies including SEPA and environmental studies been done to permit building so close to our parks, trails and schools? Residents are the top of your concerns as evidenced in the City diagram and yet public advertisement and time and public comments are critical for these decisions. Why are we on the fast track to growth surges just after we barely passed our historic \$195 million Bond. How can you alleviate the crisis in our schools for our kids by creating another overcrowding problem? How can we pay off this 20 yr bond and then be asked to pass a bond for a \$20 million park bond on top of our traffic congestion mess that needs to be paid for to fix a highway that will be overcrowded by the exploitation of MV and BI Diamond. How can we be a well planned City as written in your current mission if your traffic studies have continually stated for Brandt properties and all developments that reports from Transpo Group that there will be minimal effects to traffic. Answers please as the form below states.

Anonymous, I thought of something else. Since growth appears to be an inevitability we should demand that any future growth fit a very detailed set of specifications. Simply meaning make anything else built look like our library or The Green River Community College campus in Auburn.

Melissa Rhymes, Prior allowing any further commercial development in the legacy area, we should require those businesses to first expand Highway 169 the length of Maple Valley all the way to the borders to four lanes with plant filled medians and designated turn lanes as 148th in Bellevue has to keep people and businesses moving through town.



February 26, 2015

To: Planning Commissioners

From: Jennifer Cusmir, Deputy City Clerk

Subject: Public Comments and Questions Submitted via the City's Website

The following are comments and questions submitted by the public via the City of Maple Valley's online *Comprehensive Plan Update Public Comment and Question Form*, starting Thursday, February 12, 2015 through Thursday, February 26, 2015. Since the launch of the Public Comments and Questions Form on January 21, 2015, the City has received 34 submissions.

These comments and questions will be included as part of the official meeting minutes of the March 4, 2015 Planning Commission Meeting. In addition, the questions and staff responses will be linked to the City's website, www.maplevalleywa.gov.

Questions

None

Comments

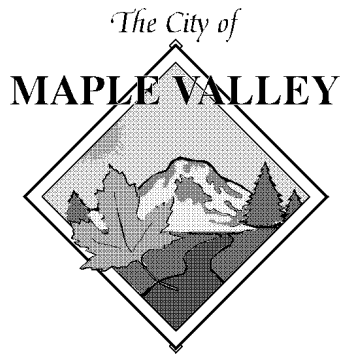
Comments are shown as submitted.

Sarah Gilbert-Newell I would like the rezone of the Elk Run golf course property specifically the back nine that borders 216th to be zoned the same as the surrounding property. Which I believe is R-6. This area does not support anything that is more dense than R-6. There is not sufficient bus routes or shopping. Given the wetlands the building structures would be denser than what is zoned. Also would like to see the city staff, council and commission think out of the box regarding a city purchase of some of this property. Ex: possibly selling the Cochran property on 216th and SE 276th to fund a purchase of larger piece of property to replace Cochran property.

Megan Harrison I am writing in regards to the rezoning of the elk rub golf corse. I live In elk run division 4! And have concerns over drop I. Housing value, and also the in pact this will have at our already over crowded schools! Also this zoning should not be approved for more then what is currently zoned for neighboring neighbor hoods! Bus lines also would need to be looked in to!, as a growth impact would be done as well. Thank you . A concerned home owner who bout her house because tmif the ope. Space.

Ali Rasband Our family would love recreational facilities for supporting our family and neighbors and our local community. We are always sad to drive at least 20 minutes to another community pool, large park, splash pad, even further to a zoo, rock climbing, children's museum, etc. We would love to have activities to foster family togetherness and bonding a lot closer. And if we are paying for them through taxes or out of pocket post taxes, I'd love it to be building up our city.

Christine Roeth I live in Elk Run. I do not want the Elk Run golf course re-zoned for housing. Our roads and schools cannot take all of the new housing that is being allowed in maple valley. In the morning it takes us 15-20 minutes to get from Elk Run to Cedar River. We need better roads and city facilities. We don't need more people to add more demand on a town that is already struggling to provide for the citizens that live here.



March 16, 2015

To: Planning Commissioners

From: Jennifer Cusmir, Deputy City Clerk

Subject: Public Comments and Questions Submitted via the City's Website

The following are comments and questions submitted by the public via the City of Maple Valley's online *Comprehensive Plan Update Public Comment and Question Form*, starting Friday, February 27, 2015 through Monday, March 16, 2015. Since the launch of the Public Comments and Questions Form on January 21, 2015, the City has received 72 submissions.

These comments and questions will be included as part of the official meeting minutes of the March 25, 2015 Planning Commission Meeting. In addition, the questions and staff responses will be linked to the City's website, www.maplevalleywa.gov.

Questions

None

Comments

Comments are show as submitted.

Zack DeVine You need to concentrate more on Comercial development than residential. I do not want to live next to an apartment complex, nor do we have the infastructure to bring all the traffic to this area.

Greg Magone We are opposed to the proposed rezoning from commercial to multifamily residential. We need more commercial activities in Maple Valley and we do not have the road capacity to handle additional traffic from multifamily housing. I understand that hired consultants in the past have recommended this be commercial land and I am in favor of keeping it zoned commercial.

Steve Hopla why not add more commercial property instead of residential. I've heard we need more fun places for our young people to do here in Maple Valley. They say, 'there's nothing to do here'.

Edina Kecse Please schedule a Workshop and Open House with the Planning Commission according to the Public Participation Program.

Janice Buckley i am not in favor of the proposed apartment building behind the safeway store in Four Corners. A new high school is being built in the same area along with new homes in Black Diamond. Highway 169 cannot support all this new congestion. Also our schools are already maxed out. Why don't use this space for something kid friendly that could also generate revenue for the city.

Kristine Munson I am 100% opposed to the request to rezone from CB (Commercial Building) to Multi Residential with the intent of placing a 144 unit apartment complex on the lot next to the Storage facility on Maple Valley/Black Diamond Hwy. (near Safeway). Our city needs to focus on commercial development and not additional housing to an already overcrowded area and school system.

Heather Ballard I live in Maple Woods and just recently heard that the developer of property across from the public storage units has requested to rezone from CB (Commercial Building) to Multi Residential with the intent of placing a 144 unit apartment complex on the lot.

More traffic, congestion and children going to already full schools! Our kids and teachers are stressed out and they rely heavily on parent volunteers. Why do we need more housing & multi-housing, when we would receive more tax revenue from commercial properties?

I go to Covington, Kent and Issaquah to do my shopping at PCC, Costco and Trader Joe's and Target. I also shop locally at Fred Meyer, but I can't get everything that I need there. I've never been to the Grocery Outlet and rarely go to Safeway. I want to see more health conscience, organic, sustainable options for grocery stores, restaurants and retailers.

Brandon Betlach It has come to my attention that the property near the public storage facility at Four Corners, beneath the Maple Woods neighborhood, is being considered by the city to be rezoned from commercial to multi-housing/apartments. I, and everyone else I know that lives in Maple Valley, strongly disagree with this decision. There are several reasons why this is a horrible idea, but I will outline only a few below:

1) As a Maple Valley resident since 1988, I can say with conviction I have been let down by the city in regards to commercial development. We have dropped the ball countless times for allowing commercial business into our city, and as a taxpayer this has grown increasingly frustrating. Soon, we will be paying the highest property taxes on a per-square-foot basis in all of King County. More apartment buildings clearly won't help this, especially when the current option is commercial.

2) As a current teacher in the Tahoma School District I have an even greater pulse on the heartbeat of our city. We are already far past capacity in our schools. Even with the new high school coming, we will be in immediate trouble, student population-wise, if we make a habit out of rezoning commercial to multi family. Maple Valley already has a large apartment complex planned right behind safeway, why do we need another one less than a mile away?

For the well-being of the long-term plan for our city, I sincerely hope Maple Valley does not rezone the property beneath the Maple Woods neighborhood from Commercial to multi-family.

I will be attending all future meetings and plan on doing everything in my power to raise awareness of this situation. This does not sit well with any Maple Valley resident, and it is shocking and insulting to hear that the city is considering this move.

Please add my email address to your correspondence list on this matter. I would like to be informed of any news/changes to this zoning issue. I look forward to hearing from you.

Cindi Bennison No! No ! No! I say no way to apartment housing. As it will greatly impact our overloaded school system. What are you thinking?

Lindsay Keithly Please do not build any apartments near maple woods where it is commercial zoning. (Or anywhere in maple valley!) Not only are our schools over crowded already, our roads are only a two lane road and traffic is already a headache but apartments bring vandalism, unwanted foot traffic of the bad kind. Our buses were late last week because of the traffic in maple valley!!! Please STOP building!!!

Laura I do not approve of the use of vacant land behind Safeway to be used for apartments instead of commercial. With the town already growing, we need more room for commercial buildings and apartment buildings can be built elsewhere.

Janet Chavoustie Don't make the lot near Maple Woods into a commercial lot.

Jessica Betlach I have serious concerns about changing the zoning of the land below Maple Woods from commercial to high density housing. First of all, we have only a couple of roads in and out of Maple Valley, and they are already lined up with cars during high traffic times of the day. Additionally, I wonder how this will impact our schools? We recently passed a bond to help with the overcrowding issues in our Tahoma School System, and changing the zoning to high density will certainly impact the space for students in classrooms. Finally, over the last several years our city has finally begun to build stores and restaurants so the citizens of Maple Valley don't need to leave for leisure/entertainment and the purchase of household items. It would be nice to continue to continue to do this. Thank you.

Lisa Corona Hi, this is a comment. It is my understanding that the developers are wanting to develop a now 144 unit apartment beside the storage unit by Safeway at 4 corners. I do not feel there is another need for housing in the 4 corners area since a current housing development is being built right next door owned by Curtis Lang. As a family of the Tahoma School district, we are totally saturated at all school levels. Adding more units will put a huge stress onto the already stressed out school system. Someone mentioned to me that they had purchased a home for their kids to go to Glacier Park, but because of the overcrowding, they had to go to school at Lake Wilderness. After a few months, there was an opening, therefore they were finally able to go to the school that is located in their neighborhood boundary. Can you imagine what additional kids will do the already crowded situation? I think the city needs to focus on businesses to get the revenues to help pay for the road ways that is over crowding with the new developments. We are getting an awesome variety of stores and restaurants and would welcome additional new stores for the 4 corners area. The more options for stores, the more of maple valley residents will stay and spend their money in their own back yard. Thank you for your time.

Ehrin Stumpges As a business owner and home owner in Maple Valley I am very concerned about the proposed zoning for the vacant lot below Maple Woods. The traffic in this area is already a huge issue and our schools are overcrowded. Please refrain from making that an option. Let's build the commercial aspect which will create more jobs and keep our families and their money here.

Ted Mittelstaedt Hi, I have concerns about more housing units being added to the area without changes to our infrastructure. Currently Glacier Park School is at capacity. Aside from the new high school, there are no plans to build a new elementary school. I am also concerned what is being developed in the area know as the "doughnut hole" How do I get notifications and be involved in decisions regarding development of this area?

Christy Dailey As a teacher at Glacier Park and a long-time resident of Maple Valley (Lake Forest Estates), I want to express my serious objection to recent moves by the Planning Commission to add apartments to our community. This includes the Legacy property adjacent to Lake Forest Estates and the property below Maple Woods.

I moved to Maple Valley because of the excellent schools and strong economic demographics. I wanted to teach, live in, and raise my children in a demographically strong community. Future residents look at test scores, free and reduced lunch rates, and most importantly test scores—that's what I did. I am against the addition of apartments to Maple Valley because of the transient nature of apartment life, the lower income residents that this will bring, and the significant increase in traffic to the Four Corners area. Additionally, the addition of apartments will reduce the desirability of family homes and reduce property values. Maple Valley received national recognition for its excellent schools and family-oriented community in large part because of the current demographics. Finally, Maple Valley distinguishes itself from Covington and Kent because of the absence of apartments. In other words, a positive future for Maple Valley depends on continued improvement of economic demographics--bringing more apartments to Maple Valley will not serve that purpose.

C. Herold I am deeply disturbed by the request to rezone the area by Four Corners by the Public Storage into Multi-Residential Space for a number of reasons.

(1) Our current infrastructure already is taxed. It now takes a *minimum* of forty minutes (on a light day) to more than an hour to reach the freeways in Renton and Bellevue in the morning. At night, it is equally bad. Using public transportation for those of us commuting to Seattle or Bellevue adds at least an additional hour to what is already a 2+ round-trip commute. It is becoming increasingly less cost-effective to live out in Maple Valley. In addition, the increase in traffic is making the intersection at Four Corners more dangerous. People drive more aggressively when they're tired of a long drive and frustrated with the wait at the lights.

(2) While retail opportunities are improving, we still do not have enough variety. It is the same commute as mentioned above, depending on the time of day. I would prefer to see the city build its tax revenue through commercial expansion. Please focus on commercial growth.

(3) We approved a school bond because of over-crowding. There is already a size-able development in progress on SR 169. Adding additional housing, will increase the demands on the system. I will not approve another school bond.

(4) I moved to Maple Valley because it was quiet, housing was cheaper, and I loved all the trees. Those trees have been ripped out. This is bad for the environment and is aesthetically unpleasant.

Please do not continue with this trend. Please do not create an environment that makes this city less pleasant to live in. Please do not create an environment that will impact property values and crime.

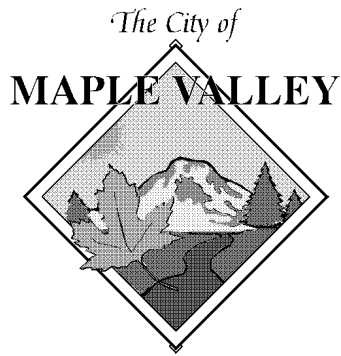
Jacquii Jimenez We are already over capacity with students. PLEASE NO!!!

Tammy Jaeger Re: the vacant lot below Maple Woods change from commercial property to allowing multifamily apartment buildings. This is a horrible idea, how on earth can you support this idea with our already over crowded schools and 1 ROAD to serve way too many people in and out of Black Diamond and Maple Valley??!!!! This makes me think we have the WRONG people making decisions for our community. We strongly disagree with this and hope you will do what is right for the citizens of Maple Valley!

Darren Sonnen In regards to the vision plan I read ... which includes Town Center North, Town Center South, the North Activity Plan and Elk Run Golf Course: In no way is adding condensed dwellings, apartment units or town homes to the city of Maple Valley a good idea or a smart idea. I've been here in Maple Valley for 18 years raising three kids, and this is a tight community and I know, and the government knows, almost everybody who raises children , pays there bond taxes for schools, pays for and brings their children to sports programs and commutes through Maple Valley, will think this is a terrible plan. If local government here thinks high impact fees for roads and schools will make this plan acceptable to the community, they are walking with blinders on.....the sad thing is that the vast majority of Maple Valley residents are busy raising their families and paying their taxes and working their tails off and won't know what you guys are doing and probably can't make it to your meetings. Please don't let the developers win you over with the sales pitch that tax base and one time fees are worth the mess that this over development will cause to our roads and schools. Mail out a simple questionnaire to all the residents, explaining the proposed developments, and you will see a majority have the same concerns.

Gretchen Gibbs I DO NOT want to live next to a 144 unit apartment complex that has been proposed to be built next to Safeway. I live at the bottom of the hill of Maple Woods/Ridge and we already had all the beautiful trees taken out for Curtis Lang. The views have been ruined, the feel of the neighborhood destroyed and our home values are already on our minds. If you let them build an apartment complex there our traffic conditions are going to be horrible. There will be even more teenagers hanging out and causing issues around Safeway, McDonalds and the Goodwill. 144 homes means like 300 more kids in the schools around. PLEASE PLEASE do not allow this. It will RUIN the feel of our town. Please keep it the #1 best down to live in. I feel if you allow the complex we will be another Covington or Kent. I don't want to move. Please Please.

Tina Barlett We do not need any additional multifamily properties - keep the property that is zoned commercial the way it is. The way it was agreed to be when most of us bought our property and decided to make Maple Valley home.



March 27, 2015

To: Planning Commissioners

From: Jennifer Cusmir, Deputy City Clerk

Subject: Public Comments and Questions Submitted via the City's Website

The following are comments and questions submitted by the public via the City of Maple Valley's online *Comprehensive Plan Update Public Comment and Question Form*, starting Tuesday, March 17, 2015 through Thursday, March 26, 2015. Since the launch of the Public Comments and Questions Form on January 21, 2015, the City has received 77 submissions.

These comments and questions will be included as part of the official meeting minutes of the March 4, 2015 Planning Commission Meeting. In addition, the questions and staff responses will be linked to the City's website, www.maplevalleywa.gov.

Questions

None

Comments

Comments are show as submitted.

Phyllis Cavender I strongly urge you to maintain the property below Maple Woods in Maple Valley WA as commercial property and NOT density housing.

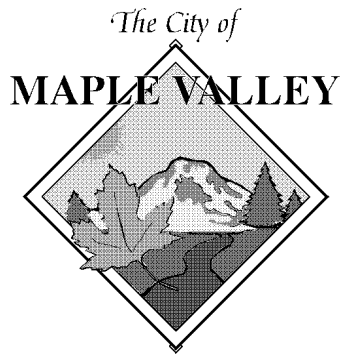
Curt VandenBosch Regarding the possibility of building apartments near Safeway. If that plan were to proceed it would behoove the city to take ownership of the 'private' slide park in Maple Woods. The park is already crowded with non MW/MR residents and that is a direct result of the city failing to meet the recreational needs of it's residents. Why should the Maple Woods/MapleRidge HOAs foot the bill for the city's short sightedness?

Colleeb Herold I would love to see quality stores like PCC in Maple Valley. Currently I make part of my grocery purchases in Issaquah. It would help keep revenue here in Maple Valley if we had stores like this. (I greatly prefer this over apartment complexes!)

lisa kinney Seems to me that the council that is approving all these mulit family units to be built up everywhere in maple valey isnt considering the impact on the community. Retail is needed to support the community and drastic changes and improvements in the streets and traffic need to be put into place. adding that many people to this tiny community will reek havoc. Not to mention

the taxation of our schools and the crime rates will surely rise. What is the city planning to do about these issues?

Jennifer Greegor Please reconsider the idea of putting apartments at the bottom of the Maple Woods hill (by Safeway). We need commercial business to bring in tax revenue not apartments. Apartments bring in crime and we currently have such a lovely city. Apartments also effect property values. This is the time to think about Maple Valley's future. Please think this through and do not build apartment homes.



April 13, 2015

To: Planning Commissioners

From: Jennifer Cusmir, Deputy City Clerk

Subject: Public Comments and Questions Submitted via the City's Website

The following are comments and questions submitted by the public via the City of Maple Valley's online *Comprehensive Plan Update Public Comment and Question Form*, starting Friday, March 27, 2015 through Monday, April 13, 2015. Since the launch of the Public Comments and Questions Form on January 21, 2015, the City has received 81 submissions.

These comments and questions will be included as part of the official meeting minutes of the April 15, 2015 Planning Commission Meeting. In addition, the questions and staff responses will be linked to the City's website, www.maplevalleywa.gov.

Questions

None

Comments

Comments are show as submitted.

Stephen Munson Please no new apartment complexes near 4-corners! Our schools are already at capacity.

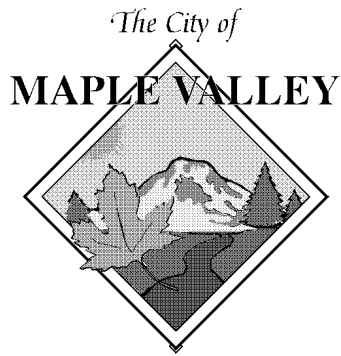
Ted Mittelstaedt I would like to make sure that part of the planning process for the parcel of land commonly known as the donut hole (now known as the Regional Learning and Technology Center, RLTC) includes provision for the inclusion of passive and active use park land. If one looks at the comp plan map of Maple Valley, it very obvious that there is a lack of planned open space and park land. I would also like to see that any housing options are carefully planned. As a long time resident of Maple Valley, I want to make sure property that is near my home is consistent with what is currently in that area. Specifically I want to make sure that single family homes are built in this area.

Also I am very concerned that any future development will further limit transportation on the main arterials in and out of Maple Valley. While I'm happy to see the City is making improvements in intersections by adding turn lanes and making streets 4 lanes wide, all roads in and out of the area currently lead to 2 lane bottle necks. I also strongly encourage the City to work with King county Metro and Sound Transit to bring better bus service to the area. In the 22 years I have

lived in the area the main bus line out of town (143) has added one time slot to it's very limited schedule. I'd also like to see the City work with the County to build a better network of multi use trails that connect neighborhoods to businesses. I'd also like to see the City not approve developments that do not have trails that do not fully integrate into the local and regional trail system. Thank you for the opportunity to input.

Maria Mee Our City needs to focus on commercial development for a number reasons but on the top of list is tax revenue closely followed by school capacity, there is way too many people in this town as is and there is no more room on the schools. We are tearing apart beautiful landscape to make another high school when what we need is more commercial development to maintain what we have here. Dont build any more apartments/houses here we have plenty, we need stores like Target, Michaels, PCC, Lowes, more restaurant options, anything but an apartment complex.

Cathie Dunsdon The process for updating the plan is confusing and I don't think the public understands what's going on. Even the newspaper thinks the commission is re zoning property as part of the update.



May 13, 2015

To: Planning Commissioners

From: Jennifer Cusmir, Deputy City Clerk

Subject: Public Comments and Questions Submitted via the City's Website

The following are comments and questions submitted by the public via the City of Maple Valley's online *Comprehensive Plan Update Public Comment and Question Form*, starting Thursday, May 7, 2015 through Friday, May 8, 2015. Since the launch of the Public Comments and Questions Form on January 21, 2015, the City has received 82 submissions.

These comments and questions will be included as part of the official meeting minutes of the April 15, 2015 Planning Commission Meeting. In addition, the questions and staff responses will be linked to the City's website, www.maplevalleywa.gov.

Questions

None

Comments

Comments are show as submitted.

Natalie Young I would like to comment on things that might impact my neighborhood and things I see that should be addressed. I live in the 4 Corners area in the Katesridge neighborhood. From what I understand, there are plans to build a mixed use building with apartments, etc. Here are a few of my concerns if this goes in.

*264th and the 169 are already crowded. The light at 264th and Maple Valley Black Diamond Road is in desperate need of a turn arrow. There is already too much traffic and very little regulation of speeding/running red lights. I should be able to let my teenage kids walk across this street to Fred Meyer, but I have to make sure they know to not cross because SOOOO many people run this red light. The light is notoriously short getting onto Maple Valley Black Diamond Rd. It would help ease traffic problems at this intersection with an arrow for left turns.

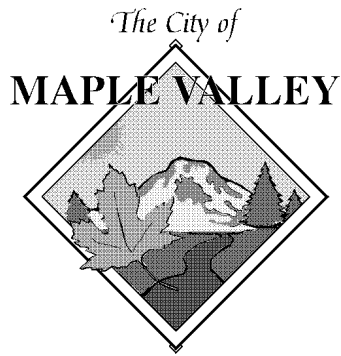
Building an apartment complex here on 264th where the gravel pit is will lead to increased overcrowding of our already overcrowded school. I don't want my kids to have to move schools because the city wants to move a bunch of apartments in, forcing the school district to redraw the boundaries. Rock Creek already has 1100 students. This needs to be a big consideration in where to put an apartment complex. Is there another place where this apartment complex can go

where the school isn't so overcrowded already?

The traffic on 264th is already bad. People park on the street making it difficult to get into our neighborhood sometimes. People park on the street to access the Lake Wilderness Trail. They park on the street for all kinds of things. Meanwhile, the people that actually live here have to navigate around all of the visitors. :(Why does the entrance to our neighborhood have to be a parking lot? Traffic will only get worse with a bunch of families coming in and out of that area...worse than it is now.

We moved to this neighborhood because we like the scenery, the atmosphere, etc. With SO many cars and people coming in and out of our neighborhood (and very little traffic regulation for people that make our neighborhood streets unsafe), how is the city going to address our concerns of safety? People already drive way faster, even in the neighborhood, than the 25 mph posted speed limit. They think that because they just came in off the highway, they can continue to drive faster. To lessen the negative impact on our children, there needs to be more traffic regulation. No parking on the streets, an left turn arrows on the signal to allow more people to get out on the Maple Valley Black Diamond Rd. I think this is especially important because people are coming out of a business area that also happens to be next to residential areas. I don't feel like the city's regulation of traffic and parking meet our neighborhood's safety and convenience needs.

Thank you for taking the time to read this. I appreciate it.



May 20, 2015

To: Planning Commissioners
From: Jennifer Cusmir, Deputy City Clerk
Subject: Public Comments and Questions Submitted via the City's Website - Updated

(Mr. McDonald requested that his comments be included at the May 20, 2015 Planning Commission Regular Meeting.)

The following are comments and questions submitted by the public via the City of Maple Valley's online *Comprehensive Plan Update Public Comment and Question Form*, starting Friday, May 8, 2015 through Friday, May 20, 2015. Since the launch of the Public Comments and Questions Form on January 21, 2015, the City has received 84 submissions.

These comments and questions will be included as part of the official meeting minutes of the May 20, 2015 Planning Commission Meeting. In addition, the questions and staff responses will be linked to the City's website, www.maplevalleywa.gov.

Questions

None

Comments

Comments are show as submitted.

Suzanne Eyring Please do not re-zone the area by the Public Storage (at the bottom of the hill from Maplewoods). First of all, our schools cannot handle the influx of students that a 144 unit apartment would bring. Secondly, for tax revenue and services for Maple Valley residents our city needs to concentrate on commercial development. We need more commercially zoned land, not less. Let's not take away land that has already been zoned as commercial and re-zone it for even more housing. As a 20 year resident of Maple Valley, we have been without the commercial services that we have needed for too long. Over the past 4 years we have finally begun to get the stores and services we have needed for years to support the current population of Maple Valley.

Thank you for your consideration.

Matthew A. McDonald I am a Maple Valley resident of 11 years living in the Cherokee Bay neighborhood.

Regarding the traffic congestion along Kent-Kangley in the area of Cherokee Bay (218th Ave SE), I urge the commission to take the following actions:

1) Re-open 216th Ave SE into Cherokee Bay and modify the existing light to allow two-way traffic from 216th and left turns each way with dedicated left-arrow lights

2) Add a barrier to prevent left turns onto 218th Ave from Eastbound Kent-Kangley as well as left turns out of 218th.

These two actions will reduce congestion along Kent-Kangley and provide a much-needed light for the Cherokee Bay neighborhood. Using the existing light will also reduce the costs to make these improvements happen.

Too many of my neighbors try to be nice and hold up traffic so that Cherokee Bay residents can get out without interminable waits. This results in confusing and dangerous driving because not all drivers are expecting these unlawful actions.

Thank you for your consideration!

Submitted June 3, 2015

Jonathan Miller

Dear Maple Valley City Council and Planning Commission members,

I am writing to express my support for high-density, pedestrian-friendly development in the area of Maple Valley currently labeled as Town Center North in the draft update of the comprehensive plan.

The plan currently supports this with a compelling rationale: safe, attractive, and efficient streets and sidewalks that are the (quote) key organizing feature of traditional American town centers.(unquote)

Furthermore, the plan explicitly calls for a roadway network, and states that (quote) new mixed-use, commercial and civic developments should be oriented to and connect with this new street network rather than (be) inwardly focused. (unquote)

I am aware of concerns among existing property owners about a lack of flexibility in a road network for Town Center North, and how this may limit their ability to sell or develop their properties in the future. However, in your discussions on this topic, please remember the entire community. For the sake of current and future generations in Maple Valley, I urge you to exercise restraint in accommodating any proposed development or zoning that varies from the long-term vision set out for Town Center North.

Thank you for your consideration.

Sincerely,

Jonathan Miller